

CITY OF FULSHEAR

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PLANNING AND ZONING COMMISSION MINUTES NOVEMBER 22, 2013

1. Call to Order

A Workshop Special Meeting was called to order by the Planning and Zoning Chairman, Derek Einkauf in the City Hall located at 30603 F. M. 1093 Road, Fulshear, Texas 77441 on Friday, November 22, 2013 at 8:10 a.m.

2. Quorum

A quorum was present.

Members Present:

*Derek Einkauf, Chairman
David Worley, Co-Chairman
Bill Archer
Harold Collins
Terry Cozart*

Members Absent:

*Mike Lavengco
One vacancy*

City Staff Present:

*D. Gordon Offord, City Secretary
C. J. Snipes, City Administrator
Mary Meier, Communication Specialist
Cheryl Stalinsky, Economic Development Director
Michelle Morris, Building Inspector came at 8:36 a.m.*

Others Present:

*L. Beustring
And four others who did not sign in*

3. Presentation: New Project regarding the northern end of Bois D' Arc Lane by

DHK Development/Doug Konopka and Discussion of New Project by the Commission Members

Chairman Einkauf introduced Doug Konopka, presenter for this presentation. Mr. Konopka stated he is back and that he has hired David Smith to continue with him in exploring this vision. Mr. Konopka stated that this community he is planning to develop is unique because of the location and what he senses that the market needs right now. Mr. Konopka stated he acquired the property where Winter Gordon's operation use to be located. He stated he has acquired 250-300 acres off Bois D' Arc (corner of Bois D' Arc and F.M. 1093----property extends south and includes the Smart property when they relocate/not happening anytime soon). His plan includes two components both residential and commercial. Mr. Konopka states he is trying to accumulate an additional 50 acres from the Pickard family.

Mr. Konopka introduced David Smith and they gave approximately a 90-minute presentation to the Commission about their vision for the future of Fulshear. There was an exchange of questions and answers throughout the presentation.

Mr. Konopka expressed that he favors a town center type of development and not these strip centers. Mr. Konopka stated he would like to see the downtown area of Fulshear to provide a place for people to gather (walking, riding a bike, and commuting by car), create a visible accessible center and increase the tax base over conventional development. Mr. Konopka identified three attractions for downtown area such as a City Hall, some type of arts in Fulshear, and public markets for 7 days a week(permanent buildings where get local farm goods such as farms market). At this point, Mr. Konopka has not submitted any type of application to the City.....just wanted to share his ideas.

No action was taken by the Commission.

4. Adjourn

A motion was made by Planning and Zoning Member Cozart to adjourn.

Chairman Einkauf announced that we are now adjourn.